

	Fatal Flaw?	Revenue Potential	Legal Nexus	Cost distribution, Proportionality	Project Deliverability	Implementation/ Administration	Impact on Development	Congestion Management
Citywide Impact Fee	No	●	●	● Rest of the City pays disproportionately for Mathilda/237	● Revenue realized only after development occurs	●	● Development pays 40% of total burden	● Existence of fee supports deficiency planning
Two Tiered Impact Fee	No	●	●	● Apportionment to Moffett Park adjusted to reduce contribution to improvements outside area	● Revenue realized only after development occurs	●	● Development pays 40% of total burden	● Existence of fee supports deficiency planning
Location Specific Impact Fee	No	●	●	●	● Revenue realized only after development occurs	● Research intensive, prone to dispute	● Study required for individual development	●
Impact Fee + Moffett Park Assessment District	Yes- insufficient landowner support (Lockheed Martin)	●	●	●	●	● Assessment requires specialized expertise, timing; difficult to achieve support	● Development pays 40% of total burden, costs spread over greater time period	●
Citywide Assessment District	Yes – insufficient support for what would be a relatively high assessment	●	● Assessment distributed to generators of existing trips as well as new	● Assessment distributed to generators of existing trips as well as new	●	● Assessment requires specialized expertise, timing; difficult to achieve support (2/3’s vote)	● Development pays 40% of total burden, costs spread over greater time period	●
Parcel/Sales Tax	Maybe	●	● N/A	● N/A	●	● Difficult to achieve support (2/3’s vote)	●	● Revenue stream supports deficiency planning
User Fees	Yes	●	● N/A	● N/A	●	● Few/no opportunities in Sunnyvale	●	● Revenue stream supports deficiency planning
Pay As You Go	No	● difficult to secure contribution from small development, all	●	●	● Questionable ability to generate sufficient funds; difficult to secure outside	● Process-intensive, study/environmental determination for all projects	● Slows development process, potential for “last in the door”	● No assurance of LOS maintenance or deficiency planning

		projects subject to debate and negotiation			commitments			
Entitlement-Linked Funding (MPSP)	No	<ul style="list-style-type: none"> Market for an assessment district based on entitlement would be weak 	<ul style="list-style-type: none"> voluntary participation by developers 	<ul style="list-style-type: none"> voluntary participation by developers; Poor link between funding structure, projects 	<ul style="list-style-type: none"> Works if there is a sufficient market for entitlements 	<ul style="list-style-type: none"> Tracking of commitments, entitlement allocations 	<ul style="list-style-type: none"> Moffett Park entitlement would be expensive 	<ul style="list-style-type: none"> Deficiency planning cannot rely on uncertain revenue
Deferral/Partial Deferral	Yes	<ul style="list-style-type: none"> potential sources constrained with the passage of time 	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> burden spread over fewer with passage of time 	<ul style="list-style-type: none"> Outside funding opportunities lost; questionable ability to raise sufficient funds if deferred 	<ul style="list-style-type: none"> Project environmental determinations would be difficult 	<ul style="list-style-type: none"> Beneficial financially in the short term, could stifle development long term 	<ul style="list-style-type: none"> Deficiency planning cannot be completed without a long range plan

- Negative Impact, Difficult to Implement, etc.
- Moderate/Neutral Impact
- Positive Impact